

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **13849**
 MEPA Analyst: **Holly Johnson**
 Phone: 617-626-**X 1023**

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: <i>Walnut Grove Estates</i>		
Street: <i>Mill Valley Road & South Maple Street</i>		
Municipality: <i>Hadley</i>	Watershed: <i>Connecticut</i>	
Universal Transverse Mercator Coordinates: <i>UTM 18 701423E 4691286N</i>	Latitude: <i>42°20'52" N</i>	Longitude: <i>72°33'17"</i>
Estimated commencement date: <i>Fall 2004</i>	Estimated completion date: <i>Fall 2010</i>	
Approximate cost: <i>\$1.8 Million</i>	Status of project design: <i>50 %complete</i>	
Proponent: <i>Wayne Goulet</i>		
Street: <i>41 South Maple Street</i>		
Municipality: <i>Hadley</i>	State: <i>MA</i>	Zip Code: <i>01035</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Michael Liu</i>		
Firm/Agency: <i>The Berkshire Design Group</i>	Street: <i>4 Allen Place</i>	
Municipality: <i>Northampton</i>	State: <i>MA</i>	Zip Code: <i>01060</i>
Phone: <i>413-582-7000</i>	Fax: <i>413-582-7005</i>	E-mail: <i>mike@berkshiredesign.com</i>

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): none

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

Hadley Conservation Commission Order of Conditions; Hadley Planning Board Subdivision Approval; Hadley Sewer Connection Permit; Hadley Water Connection Permit; Hadley Street Entrance Permit; Hadley Building Permit; EPA NPDES Construction General Permit.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	160.3			
New acres of land altered		48.5		
Acres of impervious area	3.1	9.9	13.0	
Square feet of new bordering vegetated wetlands alteration		2,858		
Square feet of new other wetland alteration		7586		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	21,420	141,718	163,138	
Number of housing units	2	67	69	
Maximum height (in feet)	50±	35	35	
TRANSPORTATION				
Vehicle trips per day	20	670	690	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	660	25,795	26,455	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	660	25,795	26,455	
Length of water/sewer mains (in miles)	0	1.53 / 2.11	1.53 / 2.11	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of

Rare Species, or Exemplary Natural Communities?

Yes (Specify *Project site is within a NHESP 2005 MA Priority Habitat for State Protected Rare Species and NHESP 2005 MA Estimated Habitats of Rare Wildlife.*) **No**

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) **No**

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) **No**

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) **No**

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

(a) *The project site consists of approximately 160 acres of land. It is bounded on the north by Mill Valley Road, on the east by South Maple Street and to the south by the Fort River. The land generally slopes north to south from Mill Valley Road toward the Fort River. The site also includes a portion of land across the Fort River to the south. The site consists of rolling meadows along Mill Valley Road and South Maple Street, and agricultural fields along Fort River in the flat floodplain. The site is currently used for farming and agricultural purposes, and consists of several drainage ditches which collect water from onsite, as well as offsite sources to the north, and discharge to the Fort River.*

The proposed project involves development of a subdivision with 71 parcels of which 2 will be designated open space and 2 contain existing residences. The two parcels designated open space make up approximately 61 acres of the project site located along the Fort River. This land is proposed conservation land. The subdivision will include a roadway with 4 cul-de-sacs, a drainage system, and extension of town sewer and water. For the purpose of this ENF it was assumed that each proposed parcel will contain on average a 2,400 sf house, 1,600 sf driveway, and 25,000 sf yard.

(b) *A number of layout alternatives have been explored prior to the development of the preferred site plan. The preferred plan reflects a balance between the preservation of sensitive natural areas (wetlands and wildlife habitat) and the provision for a feasible number of housing units. Earlier layout schemes included parcels extending to the Fort River with little to no open space.*

(c) *The proponent is committed to the following mitigation measures:*

A conservation restriction will be placed on 61 acres of land along the Fort River to preserve the natural habitat for wildlife along the Fort River corridor.

Mitigation for the loss of agricultural land will be coordinated with the Massachusetts Department of Agriculture.

Wetland replication is proposed to mitigate the anticipated loss of wetland areas.

Increased storm water rates and volumes will be controlled through the proposed storm water management facilities, including detention basins, and will approximate the pre-construction rates.

Proposed work will not impair groundwater or surface water quality. Erosion and sedimentation controls and other measures to attenuate non-point source pollution will be implemented to protect resource areas. Prior to the start of construction, erosion control barriers will be installed to protect environmentally sensitive areas. These will include silt fencing and staked hay bales and/or other measures approved by the Ludlow Conservation Commission. They will remain in place until construction is complete and vegetation has been established.